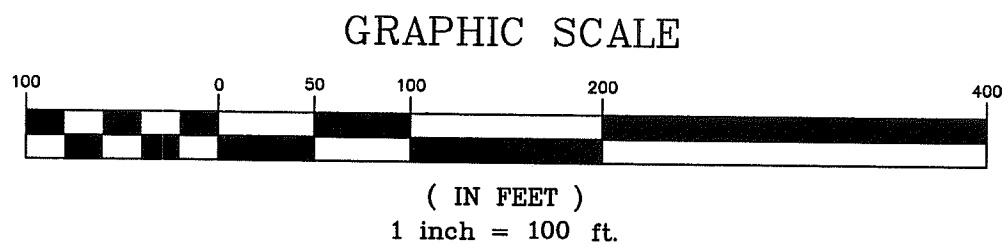


UDOLF MAYFLOWER 2 LLC  
CHANGE OF ZONE – 14 MAYFLOWER STREET  
RM-3 ZONE TO RP ZONE  
DATE: AUGUST 18, 2017

ASSUMED



DRAWING INDEX

SHEET 1	AREA ZONE CHANGE MAP
SHEET 2	PROPERTY SURVEY ZONE CHANGE
SHEET 3	EXISTING CONDITIONS
SHEET 4	LAYOUT PLAN
SHEET 5	GRADING & DRAINAGE PLAN EROSION & SEDIMENT CONTROL PLAN
SHEET 6	LANDSCAPE & LIGHTING PLAN
SHEET 7	SITE DETAILS

NOTES:

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

TYPE OF SURVEY: COMPILATION PLAN  
CLASS OF HORIZONTAL ACCURACY: D  
INTENDED USE: ZONE CHANGE

2. THIS MAP IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE UNDERSIGNED LAND SURVEYOR.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

*AB* 8-18-2017 14649  
SURVEYOR'S SIGNATURE DATE LICENSE NUMBER

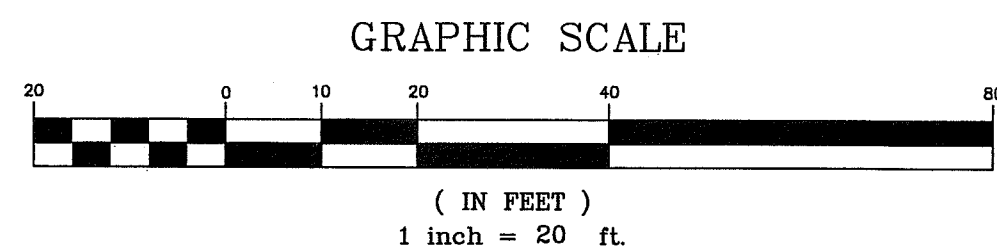
THE BONGIOVANNI GROUP, INC.  
LAND SURVEYORS  
1270 Main Street  
Newington, Conn. 06111  
TEL: (860) 666-0134  
FAX: (860) 666-3830

Date: 8-18-2017	Scale: 1"=20'
Drawn: DJD	Checked: AB
Revision	Date

COMPILATION PLAN  
PREPARED FOR  
**ROBERT & LEONARD UDOLF**  
1150-1160 NEW BRITAIN AVENUE & 8-14 MAYFLOWER STREET  
WEST HARTFORD, CONNECTICUT

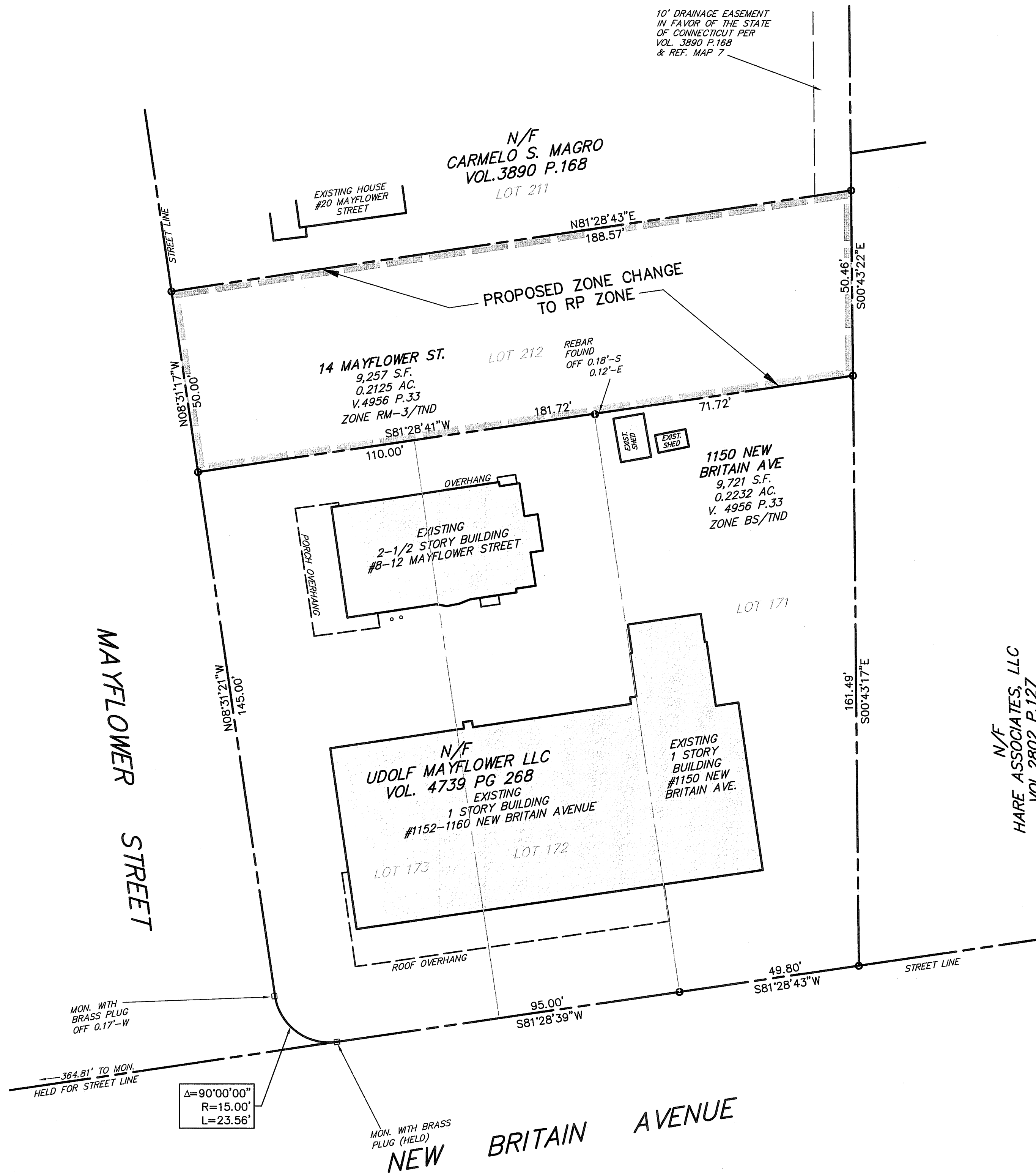
AREA  
ZONE  
CHANGE  
MAP

Sheet  
**1**  
of  
**7**



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REFERENCE MAPS:

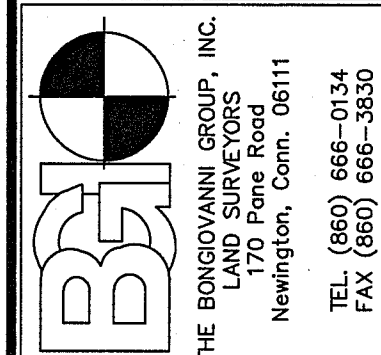
- "MAP OF 'ELMFIELD'S' WEST HARTFORD, CONN. PROPERTY OF JOHN P. NELSEN & MICHAEL LARSEN, HARTFORD, CONN., SCALE 1"=100', MAY 1919, A.B. ALDERSON, C.E."
- "PROPERTY OF ALBERT SHULMAN ET AL, 1158 NEW BRITAIN AVENUE, WEST HARTFORD, CONNECTICUT" DATE JAN. 7, 1977, SCALE 1"=20', REVISED 1-13-77, BY GLOSE, JENSEN & MILLER.
- "PROPERTY OF ELEANORE M. LEARY, 1150 NEW BRITAIN AVENUE & 14 MAYFLOWER STREET, WEST HARTFORD, CONNECTICUT" SCALE 1"=20', DATE DEC. 21, 1989, REVISED 6-27-00, BY GLOSE, JENSEN & MILLER.
- "DRAINAGE AND PAYEMENT RESURFACING PLAN, PREPARED FOR ALBERT SHULMAN, 1158 NEW BRITAIN, CONNECTICUT" DATE: 7-5-89, SCALE: 1"=10', REVISED 7-7-89, BY TORRES ENGINEERING, INC.
- "PROPOSED LOT LINE REVISION PREPARED FOR WHP REALTY LLC, 20 MAYFLOWER STREET & 899/899 QUAKER LANE SOUTH, WEST HARTFORD, CONNECTICUT" DATE: 09-21-86, SCALE: 1"=50', BY F.A. HESKETH & ASSOCIATES, INC.
- "SURVEY FOR HARE ASSOCIATES (ELMWOOD SHOPPING CENTER), 1126-1144 NEW BRITAIN AVENUE, WEST HARTFORD, CONN. SCALE: 1"=20', DEC. 26, 1986" BY ABRAHAM H. FEINSTEIN, L.S.
- "TOWN OF WEST HARTFORD, MAP SHOWING EASEMENT ACQUIRED FROM GLADYS E. CHATEL, BY THE STATE OF CONNECTICUT, DRAINAGE ON NEW BRITAIN AVE. (ROUTE U.S. 6), SCALE 1"=40', JULY 1956, NEWMAN E. ARGENTI, HIGHWAY COMMISSIONER, TOWN NO. 155, PROJECT NO. 46, SERIAL NO. 4, SHEET 1 OF 1.
- "IMPROVEMENT LOCATION SURVEY, DEPENDENT RESURVEY, PREPARED FOR ROBERT & LEONARD UDOLF, 1150-1160 NEW BRITAIN AVENUE & 8-14 MAYFLOWER STREET, WEST HARTFORD, CONNECTICUT", DATE: 7-18-12, SCALE: 1"=20', BY THE BONGIOVANNI GROUP, INC.

NOTES:

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
- TYPE OF SURVEY: PROPERTY SURVEY
- BOUNDARY DETERMINATION CATEGORY: RESURVEY
- CLASS OF HORIZONTAL ACCURACY: A-2
- HORIZONTAL DATUM IS BASED ON ASSUMED DATUM.
  - THIS MAP IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE UNDERSIGNED LAND SURVEYOR.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

 8-18-2017 14649  
SURVEYOR'S SIGNATURE DATE LICENSE NUMBER



Date: 8-18-17	Scale: 1"=20'
Drawn: DJD	Checked: AB
Revision	Date

RESURVEY FOR  
ROBERT & LEONARD UDOLF  
1150-1160 NEW BRITAIN AVENUE & 8-14 MAYFLOWER STREET  
WEST HARTFORD, CONNECTICUT

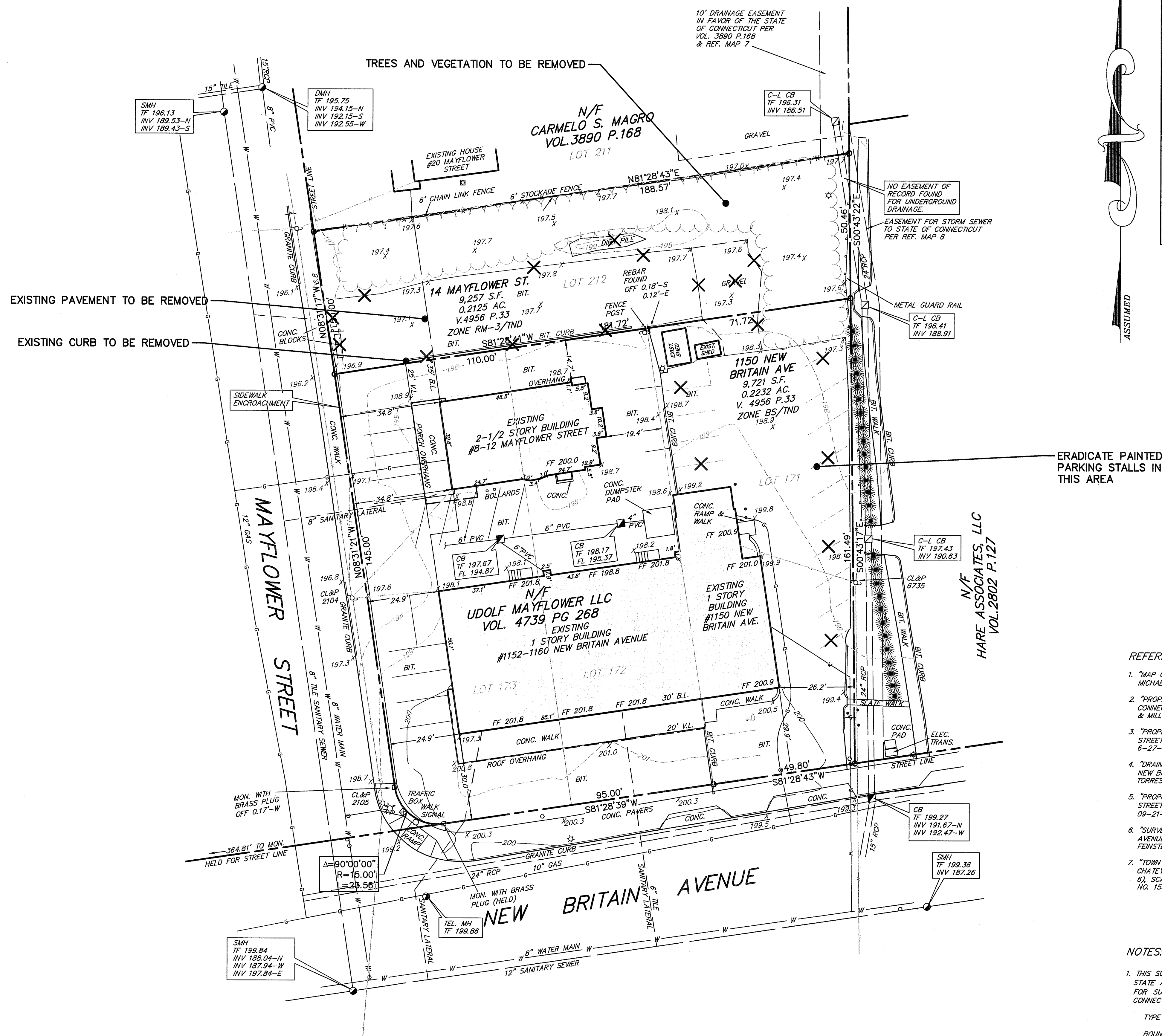
PROPERTY  
SURVEY  
ZONE CHANGE

Sheet  
2 of 7



# LEGEND

---	PROPERTY LINE
---	ELEVATION CONTOUR
W	WATER MAIN
G	GAS MAIN
OH	OVERHEAD WIRES
U	UTILITY POLE
H	HYDRANT
W	WATER GATE
G	GAS GATE
L	LIGHT POLE
C	CATCH BASIN
M	MANHOLE
CONC.	CONCRETE
BIT.	BITUMINOUS
TF	TOP OF FRAME
FL	FLOWLINE
FF	FINISHED FLOOR ELEVATION
N/F	NOW OR FORMERLY
VOL.100 P.100	VOLUME/PAGE



**SUBJECT PARCELS:**

**LOTS 172 & 173 (#1152-1160 NEW BRITAIN AVE.)**  
**N/F UDOLF MAYFLOWER, LLC**  
**VOL.4739 P.268**

**ZONE:** BS-SHOPPING CENTER DISTRICT  
**TND (TRADITIONAL NEIGHBORHOOD DESIGN DISTRICT) OVERLAY**

**AREA:** 17,552 S.F.  
0.4029 AC.

**LOTS 171 & 212 (#1150 NEW BRITAIN AVE.)**  
**N/F UDOLF MAYFLOWER 2, LLC**  
**VOL.4956 P.33**

**ZONE:** RM-3 (MULTIFAMILY RESIDENCE)  
**& BS/TND (SHOPPING CENTER DISTRICT)**

**AREA:** 18,978 S.F.  
0.4357 AC.

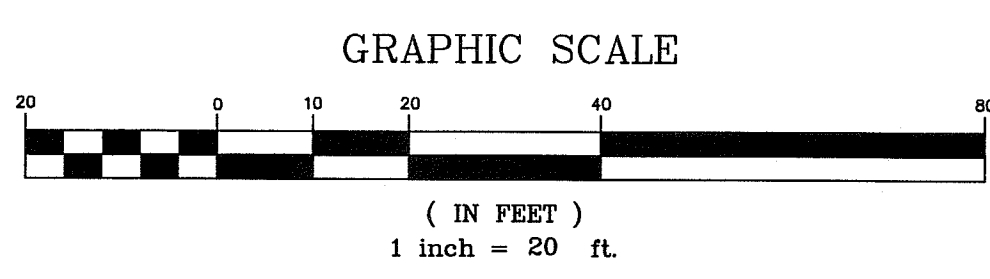
ERADICATE PAINTED PARKING STALLS IN THIS AREA

- REFERENCE MAPS:**
- "MAP OF 'ELMFIELD' WEST HARTFORD, CONN. PROPERTY OF JOHN P. NELSEN & MICHAEL LARSEN, HARTFORD, CONN., SCALE 1"=100', MAY 1919, A.B. ALDERSON, C.E."
  - "PROPERTY OF ALBERT SHULMAN ET AL, 1158 NEW BRITAIN AVENUE, WEST HARTFORD, CONNECTICUT" DATE JAN. 7, 1977, SCALE 1"=20', REVISED 1-13-77, BY CLOSE, JENSEN & MILLER.
  - "PROPERTY OF ELEANORE M. LEARY, 1150 NEW BRITAIN AVENUE & 14 MAYFLOWER STREET, WEST HARTFORD, CONNECTICUT" SCALE 1"=20', DATE DEC. 21, 1989, REVISED 6-27-00, BY CLOSE, JENSEN & MILLER.
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  - "SURVEY FOR HARE ASSOCIATES (ELMWOOD SHOPPING CENTER), 1126-1144 NEW BRITAIN AVENUE, WEST HARTFORD, CONN. SCALE: 1"=20', DEC. 26, 1986" BY ABRAHAM H. FEINSTEIN, L.S.
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- NOTES:**
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  - TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY
  - BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY
  - CLASS OF HORIZONTAL ACCURACY: A-2
  - CLASS OF TOPOGRAPHIC ACCURACY: T-2
  - HORIZONTAL DATUM IS BASED ON ASSUMED DATUM.
  - ELEVATIONS ARE BASED ON ASSUMED DATUM.
  - THIS MAP IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE UNDERSIGNED LAND SURVEYOR.

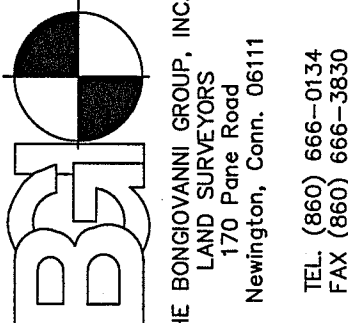
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

*[Signature]* 8-18-2017 14649  
SURVEYOR'S SIGNATURE DATE LICENSE NUMBER



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Date: 8-18-17	Scale: 1"=20'
Drawn: D.D. / BTM	Checked: AB
Revision	Date

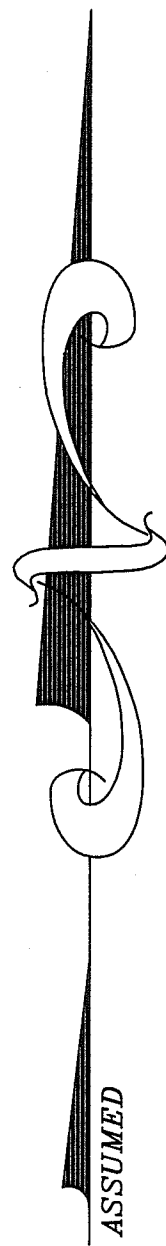
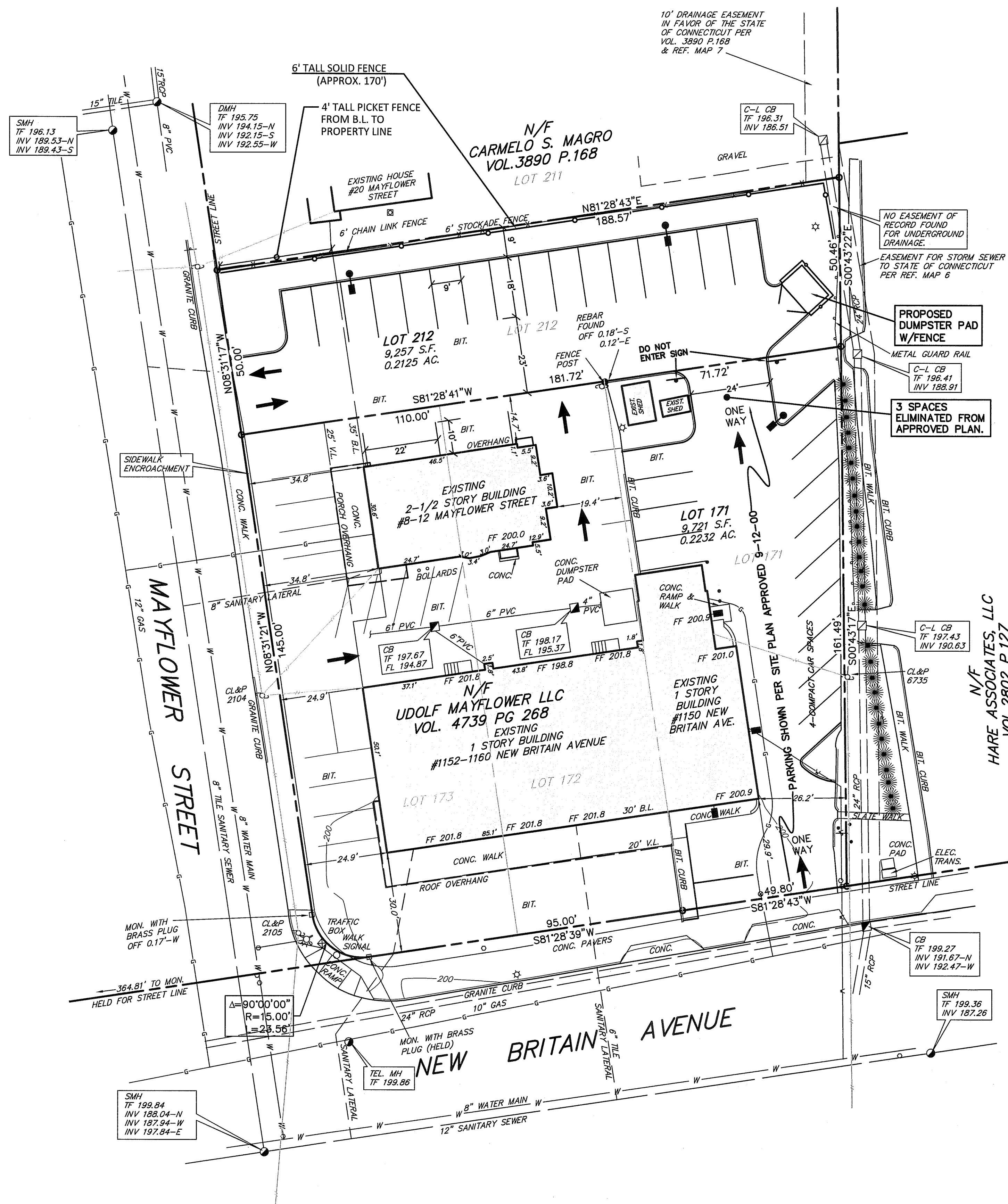
IMPROVEMENT LOCATION SURVEY - PROPOSED  
PREPARED FOR  
**ROBERT & LEONARD UDOLF**  
1150-1160 NEW BRITAIN AVENUE & 8-14 MAYFLOWER STREET  
WEST HARTFORD, CONNECTICUT

EXISTING CONDITIONS

Sheet 3 of 7

LEGEND

---	PROPERTY LINE
---	ELEVATION CONTOUR
W	WATER MAIN
G	GAS MAIN
OH	OVERHEAD WIRES
UT	UTILITY POLE
HY	HYDRANT
WG	WATER GATE
GG	GAS GATE
LP	LIGHT POLE
CB	CATCH BASIN
MH	MANHOLE
CONC.	CONCRETE
BIT.	BITUMINOUS
TF	TOP OF FRAME
FL	FLOWLINE
FF	FINISHED FLOOR ELEVATION
N/F	NOW OR FORMERLY
VOL.100 P.100	VOLUME/PAGE

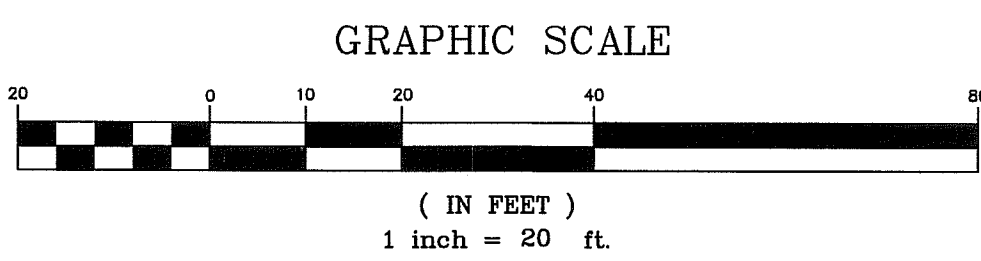


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BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY  
CLASS OF HORIZONTAL ACCURACY: A-2
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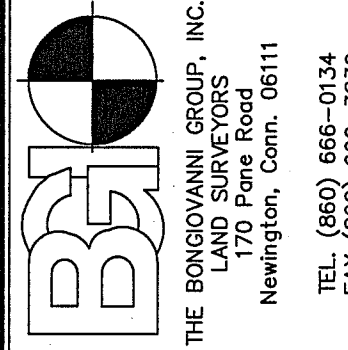
IMPROVEMENT LOCATION SURVEY - PROPOSED  
PREPARED FOR

ROBERT & LEONARD UDOLF

1150-1160 NEW BRITAIN AVENUE & 8-14 MAYFLOWER STREET  
WEST HARTFORD, CONNECTICUT

LAYOUT  
PLAN

Sheet  
4 of 7



Date: 8-18-17  
Drawn: D.D. / BTM  
Scale: 1"=20'

Checked: AB

Revision

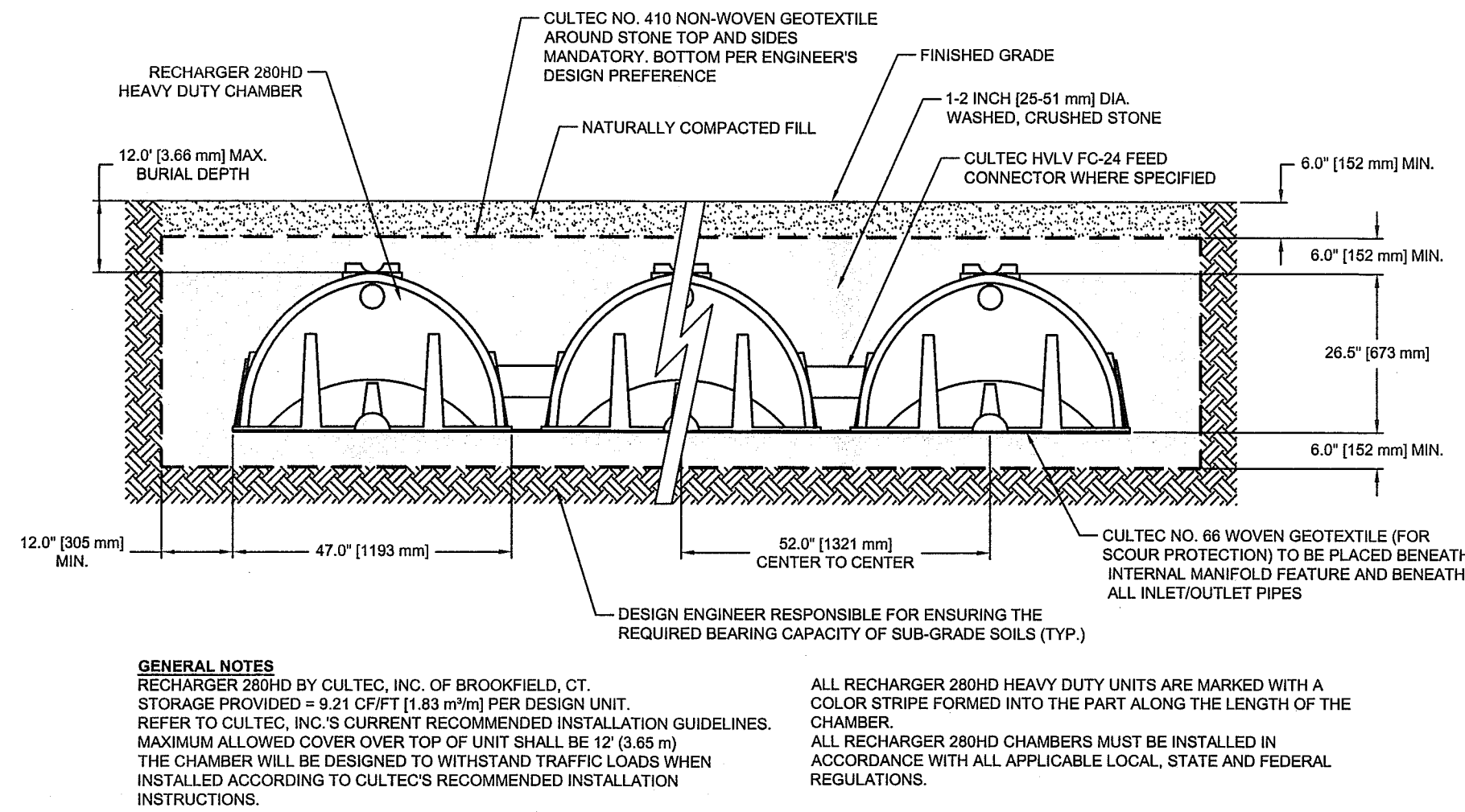
Date



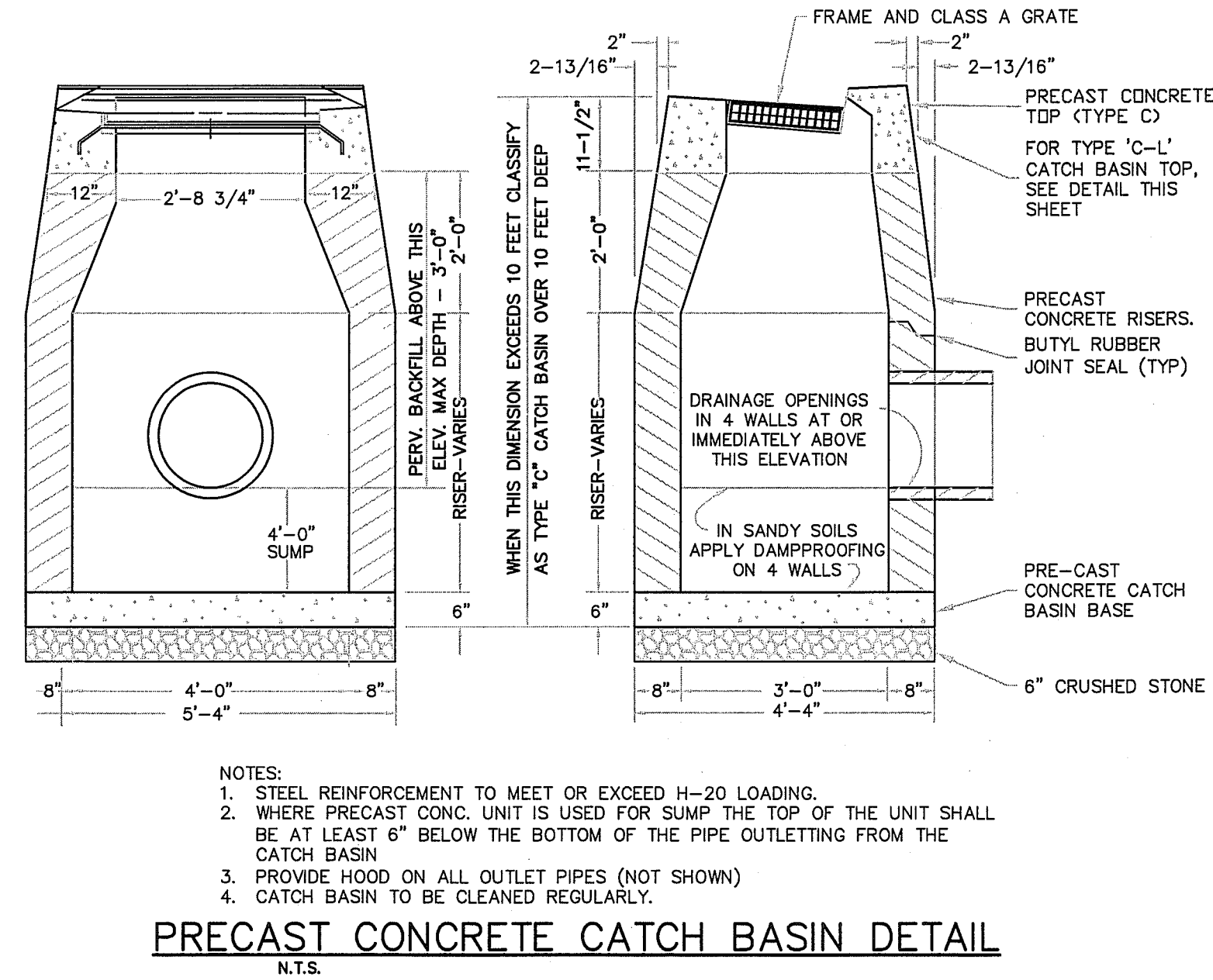






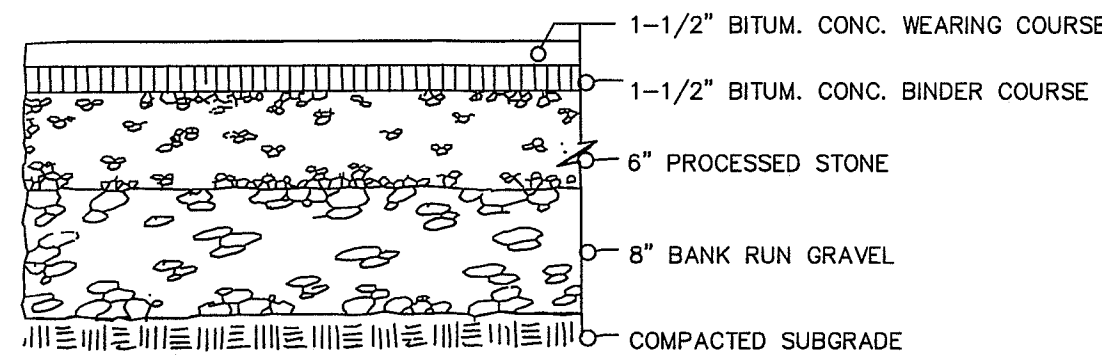


CULTEC RECHARGER 280HD HEAVY DUTY TYPICAL CROSS SECTION  
NOT TO SCALE

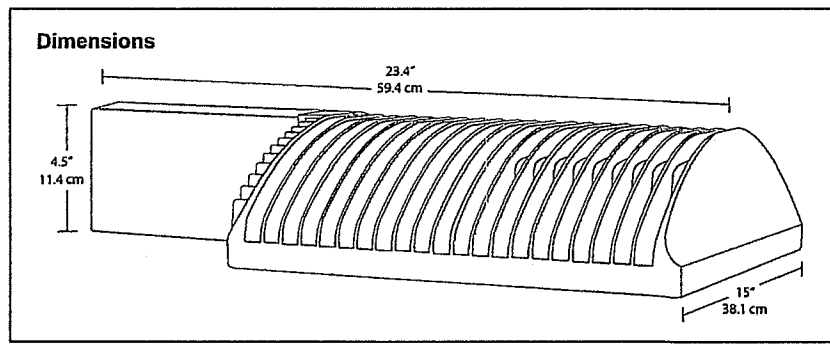
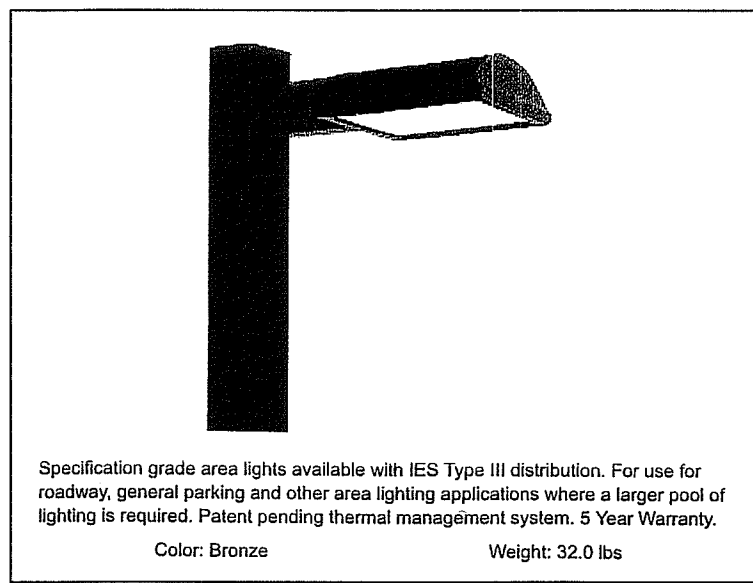


DESIGN  
DEVELOPMENT  
GROUP  
469 EAST MAIN STREET  
MERRIDEN, CT 06450  
(203) 235-9809

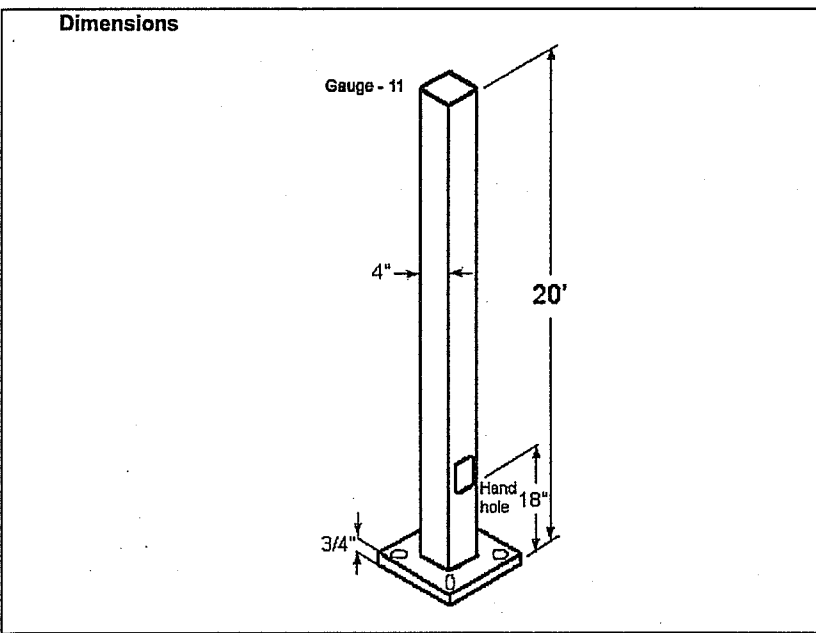
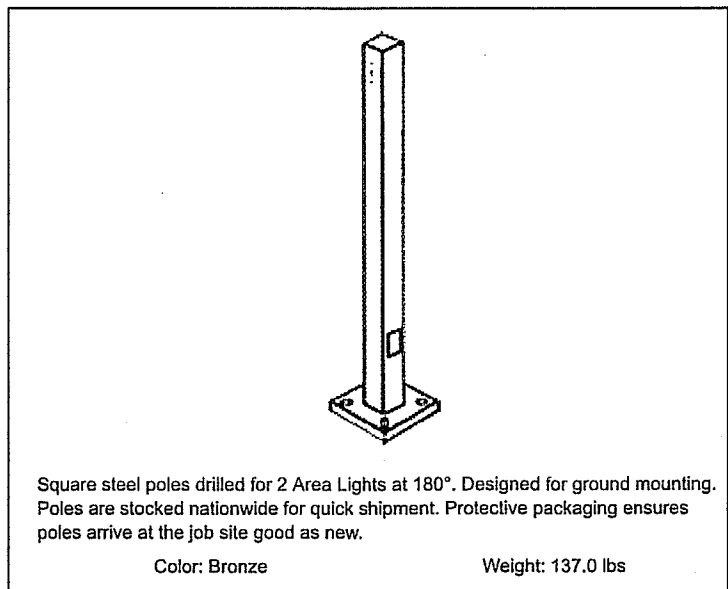
THE BONGIOVANNI GROUP, INC.  
170 Fane Road  
Newington, Conn. 06111  
TEL (860) 666-0134  
FAX (860) 666-3530



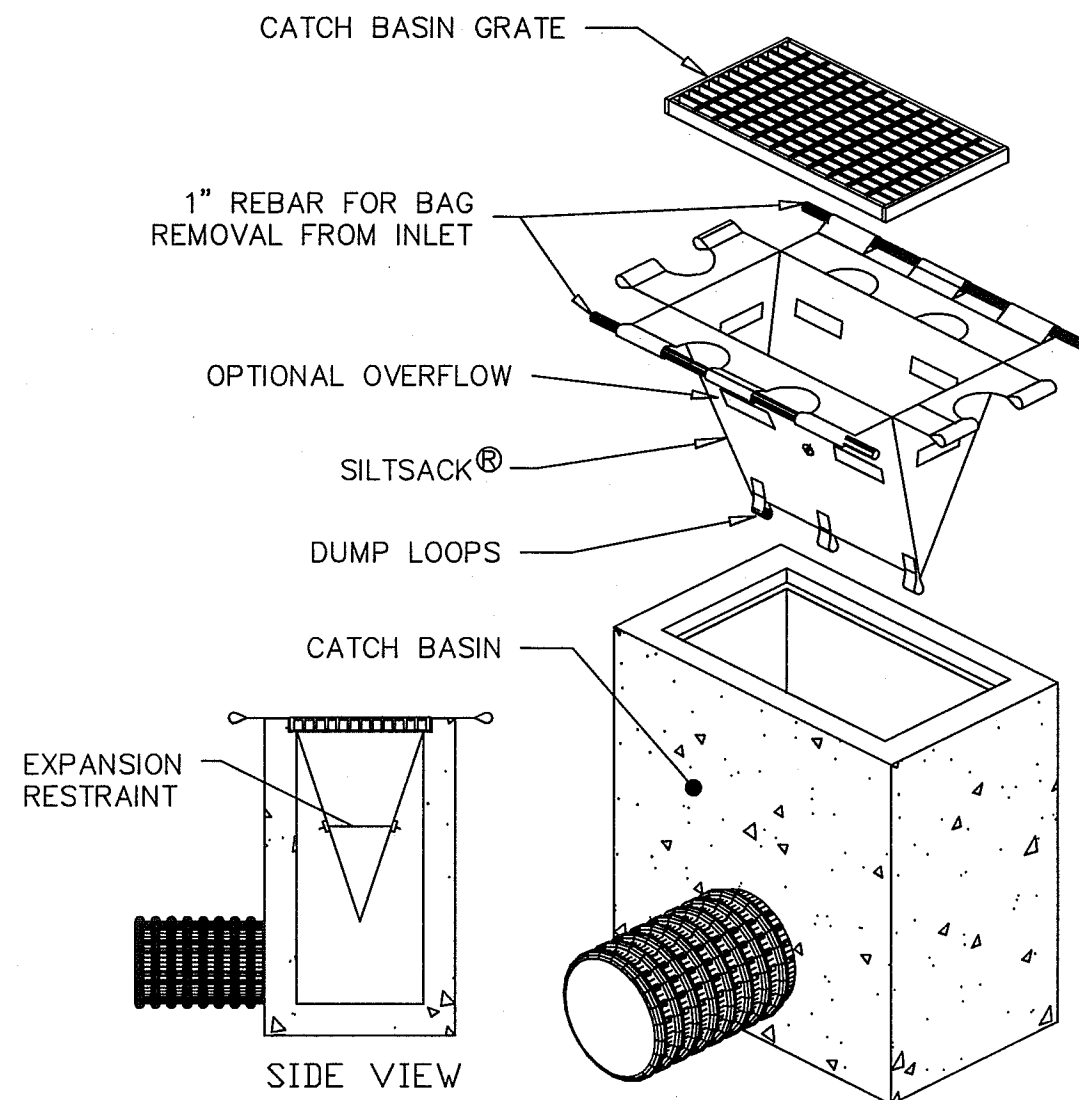
BITUMINOUS CONCRETE PARKING SECTION  
SUBJECT TO ADJUSTMENT DUE TO FIELD CONDITIONS  
NOT TO SCALE



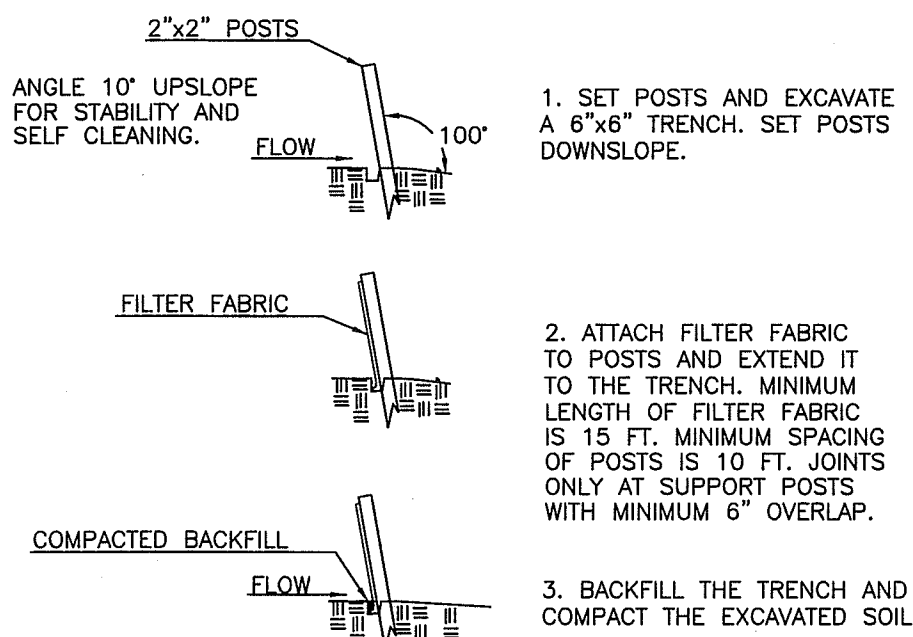
LIGHTING TO BE A COMBINATION OF RAB LIGHTING MODEL #ALED3T105,  
#ALED4T105 LUMINAIRES BY RAB LIGHTING.  
SITE LIGHTING FIXTURES  
N.T.S.



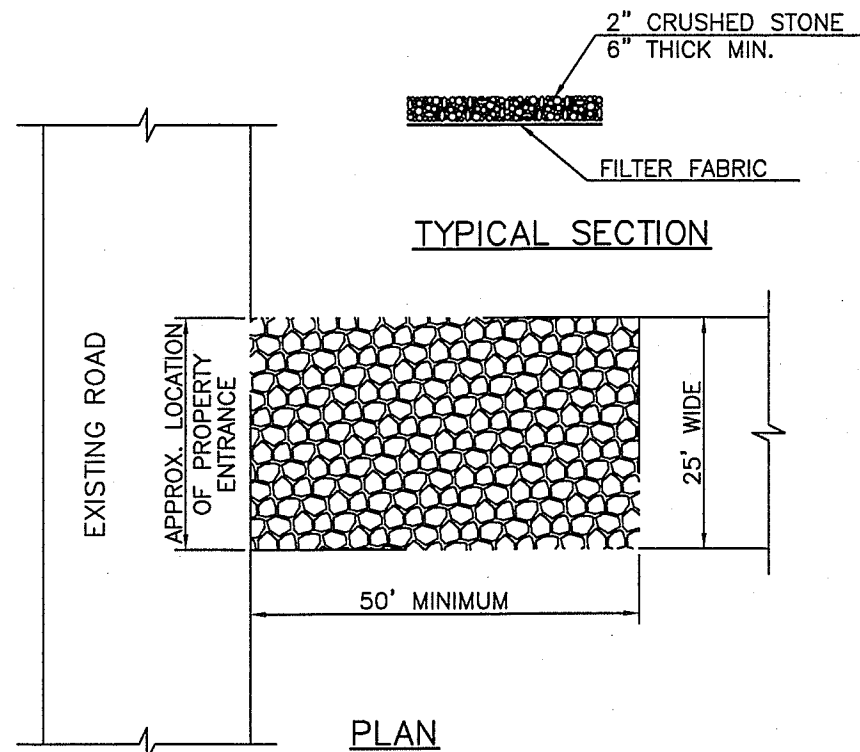
POLES TO BE OF RAB LIGHTING MODEL  
#PS4-11-20D2 BY RAB LIGHTING.  
SITE LIGHTING POLES  
N.T.S.



CATCH BASIN INLET PROTECTION  
N.T.S.



FILTER FABRIC FENCE SYSTEM  
SEDIMENTATION CONTROL SYSTEM  
INSTALLATION  
NOT TO SCALE



CONSTRUCTION ENTRANCE  
NO SCALE

Scale: AS SHOWN	Date: 8-18-17	Revision	Date
Checked: AB	Drawn: BTM		

IMPROVEMENT LOCATION SURVEY – PROPOSED  
PREPARED FOR  
**ROBERT & LEONARD UDOLF**  
1150-1160 NEW BRITAIN AVENUE & 8-14 MAYFLOWER STREET  
WEST HARTFORD, CONNECTICUT